

# Additional Charges

## **Additional charges that may arise during the Tenancy period.**

- (a) A £15 charge will be levied on the tenant should the Landlord(s) Agent write to the tenant as a result of a direct breach for any of the covenants on the part of tenant.
- (b) A charge of £20 will be made to the tenant each time a cheque fails to clear
- (c) A charge of £10 will be made to the tenant should the Landlord(s) Agent be required to refund any overpaid rent as a direct result of the non-cancellation of standing order payments by the tenant after the tenancy period has ended. The landlord(s) agents will not be held liable for any bank or other charges incurred by the tenant in overpayment of rent during or after the tenancy.
- (d) A charge of £50 will be due for any Tenancy Agreement changes requested by the tenant proceeding the signing of the original tenancy agreement.
- (e) A Charge of 20% of one month's rent will be made to the tenant should they vacate the property before the end of the tenancy and will be payable on new tenants being found. Landlord(s) or Landlord(s) Agent are required to find replacement tenants to fulfil their tenancy term. Please note that tenants are fully responsible for their tenancy obligations until new tenants sign a tenancy agreement relieving their duties.
- (f) A Charge of £25 as well as the cost of replacement keys/fobs will be issued to the tenant for the non-return of any keys/fobs at the end of the tenancy or for the cutting of lost keys/fobs during the course of the tenancy. A Charge of £15 will be made to the tenant each time we have to write to the tenants regarding any unreturned keys/fobs on temporary loan to the tenant during the tenancy.
- (g) A charge of £25 will be made to the tenant should they fail to attend or are unable to vacate the property at the prearranged check out inspection at the end of their tenancy.
- (h) A charge of £15 will be made to the tenant for each written reminder of overdue rent. The first to be issued no earlier than 5 days after the rent became due and thereafter on a weekly basis until the amount is due is paid in full.

Hensons Homes are registered with the following schemes

